



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

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**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, JUNE 24, 2009
12:00 NOON
FRANCISQUITO VILLA
14622 FRANCISQUITO AVENUE
LA PUENTE, CA 91746
(626) 960-7202**

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1. Call to Order

2. Roll Call

**Severyn Aszkenazy, Chair
Lynn Caffrey Gabriel, Vice Chair
Adriana Martinez
Henry Porter, Jr.
Alberta Parrish**

3. Reading and Approval of the Minutes of the Previous Meetings

Regular Meeting of May 27, 2009

4. Report of the Executive Director

5. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

6. Staff Presentations

Service Award Presentation – Maria Badrakhan

Regular Agenda

7. Award a Contract for a Rent Comparables System and Related Consulting Services for the Housing Choice Voucher Program (All Districts)

Recommend that the Board of Commissioners find that the award of a rental comparables system and related consulting services contract for the Section 8 Program, is not subject to the provisions of CEQA; authorize the Executive Director to execute, implement, and if necessary terminate a one-year contract with Market Vision Partners, LLC for a rent comparables system and related consulting services for the Section 8 Program; authorize the Executive Director to use for this purpose a total of \$71,500 in Section 8 Administrative Fees allocated by the U.S. Department of Housing and Urban Development and included in the Housing Authority's approved Fiscal Year 2009-2010 annual budget; authorize the Executive Director to amend the contract as necessary and to allow a ten percent contingency as necessary. (APPROVE)

8. Approve Construction Contract for Exterior Improvements at the Normandie Avenue Housing Development in Unincorporated West Athens/Westmont (District 2)

Recommend that the Board of Commissioners find that the approval of a Contract for exterior improvements at the Normandie Avenue housing development is exempt from the provisions of CEQA; authorize the Executive Director to execute, administer, implement and if necessary terminate a Contract in the amount of \$63,000 to Color New Co., to complete exterior improvements at the Normandie Avenue housing development; authorize the Executive Director to fund the Contract with a total of \$63,000 in Community Development Block Grant funds allocated to the Second Supervisorial District and included in the Housing Authority's approved Fiscal Year 2009-2010 budget and authorize the Executive Director to approve Contract change orders not to exceed \$12,600 for unforeseen project costs. (APPROVE)

9. Adopt Resolution Certifying Crime Tracking for the Conventional Public Housing Program (All Districts)

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a resolution, as required by the U.S. Department of Housing and Urban Development, certifying that the Housing Authority will track criminal activity at the Conventional Public Housing Program developments and take related actions to reduce crime; and find that approval of the resolution is not subject to the CEQA. (APPROVE)

10. Housing Commissioners Comments and Recommendations for Future Agenda Items

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at marisol.ramirez@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, May 27, 2009

The meeting was convened at the Headquarters office located at 2 Coral Circle, Monterey Park, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Vice Chair Lynn Caffrey Gabriel at **12:05** p.m.

ROLL CALL	<u>Present</u>	<u>Absent</u>
Severyn Aszkenazy, Chair	X	
Lynn Caffrey Gabriel, Vice Chair	X	
Adriana Martinez		X
Henry Porter, Jr.	X	
Alberta Parrish	X	

PARTIAL LIST OF STAFF PRESENT:

Maria Badrakhan, Acting Assistant Executive Director, Housing Programs
Esther Keosababian, Acting Director, Housing Management
Emilio Salas, Director, Administrative Services

GUESTS PRESENT:

Jim Oberst, Solar Projects USA

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Gabriel, the Minutes of the Regular Meeting of April 22, 2009, were approved.

Agenda Item No. 4 - Report of the Executive Director

Maria Badrakhan introduced the new Executive Director, Mr. Sean Rogan, and provided information about his background and experience.

Mr. Rogan thanked the Housing Commissioners for their volunteerism and dedication to important housing issues. He looks forward in working with them.

Ms. Badrakhan reported that the Housing Authority has received \$7.4 million in ARRA Grant funds. An application has also been submitted for \$975,283 in Juvenile Justice Crime Prevention Program funds. Applications are being prepared for the following: Improvements Addressing the Needs of the Elderly and Persons with Disabilities Grant for \$5.9 million; Public Housing

Transformation Grant for \$5.9 million; and Multi-family Energy Funds for the Kings Road and Lancaster Housing Developments.

Ms. Badrakhan reported on the Section 8 Program and the Assisted Housing Division. This week the Housing Commission is being asked to approve the transfer of \$2.9 million from Community Development Commission to the Housing Authority, as requested by the Office of Inspector General. The two remaining items on the Corrective Action Plan, Re-examinations and Accuracy Rates, will be completed by June 30, 2009.

Agenda Item No. 5 – Public Comments

Mr. Jim Oberst from Solar Projects USA described his proposal and asked to meet with staff. Ms. Badrakhan will assign staff to meet with Mr. Oberst and will report back at the next meeting.

Agenda Item No. 6 - Staff Presentations

Betsy Lindsay introduced the Crime and Safety staff. She and her staff reported on the technology used to solve crime at our housing sites and responded to questions from the Housing Commissioners.

Geoffrey Siebens presented the Quarterly Construction Contract Status report and responded to questions from the Housing Commissioners.

Regular Agenda

On Motion by Commissioner Porter, seconded by Commissioner Parrish, and unanimously carried, the following was approved by the Housing Commission:

**AUTHORIZE MEMORANDUM OF UNDERSTANDING BETWEEN THE HOUSING
AUTHORITY AND THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
(ALL DISTRICTS)
AGENDA ITEM NO. 7**

1. Recommend that the Board of Commissioners find that the Memorandum of Understanding (MOU) between the Housing Authority and the Regents of the University of California is not subject to the provisions of the California Environmental Quality Act (CEQA) because the proposed services are not defined as a project under CEQA and will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute an MOU in the amount of \$430,000 with the Regents of the University of California to continue Cooperative Extension program services; and authorize the Executive Director to execute an MOU containing mutual indemnity and other contract provisions approved

as to program by the Housing Authority's Risk Manager and as to form by County Counsel.

3. Recommend that the Board of Commissioners authorize the Executive Director to execute future MOUs between the Housing Authority and the Regents of the University of California containing the same or substantially similar contract provisions as those contained in the present MOU using funds to be requested through the Housing Authority's annual budget approval process.
4. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$430,000 in County General Funds included in the Housing Authority's approved Fiscal Year 2009-2010 budget for the purposes described herein.

On Motion by Commissioner Parrish, seconded by Commissioner Gabriel, and unanimously carried, the following was approved by the Housing Commission:

ACCEPT RESIDENT OPPORTUNITIES AND SELF-SUFFICIENCY SERVICE
COORDINATORS GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT (ALL DISTRICTS)
AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners find that acceptance of the Resident Opportunities and Self-Sufficiency Resident Service Coordinators Program funds is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director to accept from the U.S. Department of Housing and Urban Development a \$720,000 grant of Resident Opportunities and Self-Sufficiency Service Coordinators Program funds, which will be used to implement a three-year supportive services program that fosters economic independence and housing self-sufficiency for families and promotes independent living for seniors residing at three conventional public housing sites; and authorize the Executive Director to execute all documents required for receipt and implementation of the grant.

On Motion by Commissioner Porter, seconded by Commissioner Gabriel, and unanimously carried, the following was approved by the Housing Commission:

AWARD THREE CONTRACTS TO PROVIDE ELECTRICAL SERVICES AT
HOUSING DEVELOPMENTS COUNTYWIDE (ALL DISTRICTS)
AGENDA ITEM NO. 9

1. Recommend that the Board of Commissioners find that the approval of service contracts for electrical services is exempt from the provisions of the California Environmental Quality Act because the activities will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute, administer, implement and if necessary terminate one-year Electrical Service contracts (Contracts) with Up-Grade Electrical, Inc., Stephan Jones Electric, and Automated Switching & Controls, Inc., in an aggregate amount not to exceed \$50,000, to provide electrical services for the Housing Authority, to be effective following approval as to form by the County Counsel and execution by all parties.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the Contracts, following approval as to form by County Counsel, to increase the total amount of compensation by up to ten percent to cover unforeseen costs, modify the scope of work to address unforeseen issues, or make other non-monetary changes necessary for the administration and implementation of the Contracts.
4. Recommend that the Board of Commissioners authorize the Executive Director to extend the time of performance for up to four years, in one-year increments, at the same aggregate annual cost of \$50,000, using funds to be approved through the annual budget process.

On Motion by Commissioner Gabriel, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:

**AWARD CONTRACT TO PROVIDE LANDSCAPE MAINTENANCE SERVICES
(ALL DISTRICTS)
AGENDA ITEM NO. 10**

1. Recommend that the Board of Commissioners find that the approval of a contract for necessary landscape maintenance services is exempt from the provisions of the California Environmental Quality Act because the activities will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute, administer, implement and if necessary terminate a one-year Landscape Maintenance Service contract (Contract) with Parkwood Landscape Maintenance, Inc., in an amount not to exceed \$1,253,053, to provide necessary landscape maintenance services for the Housing Authority, to be effective following approval as to form by County Counsel and execution by all parties.

3. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the Contract, following approval as to form by County Counsel, to increase the total amount of compensation by up to ten percent to cover unforeseen costs, modify the scope of work to address unforeseen issues, or make other non-monetary changes necessary for the administration and implementation of the Contract.
4. Recommend that the Board of Commissioners authorize the Executive Director to extend the time of performance for up to four years, in one-year increments, at the same annual cost, using funds to be approved through the annual budget process.

On Motion by Commissioner Parrish, seconded by Commissioner Gabriel, and unanimously carried, the following was approved by the Housing Commission:

APPROVE THE TRANSFER OF GENERAL FUND RESERVES FROM THE
COMMUNITY DEVELOPMENT COMMISSION TO THE HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES SECTION 8 ADMINISTRATIVE
RESERVES
AGENDA ITEM NO. 11


1. Recommend that the Board of Commissioners authorize the Executive Director to accept from the Commission \$2,953,443 in general fund reserves to be transferred into the Housing Authority's Section 8 administrative reserves for Fiscal Year 2008-2009.
2. Recommend that the Board of Commissioners find that the acceptance of funds is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.

Agenda Item No. 12 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Aszkenazy thanked the Crime and Safety staff for an impressive presentation. He welcomed Mr. Rogan and looks forward in working with him.

On Motion by Commissioner Gabriel the Regular Meeting of May 27, 2009, was adjourned at 1:26 p.m.

Respectfully submitted,


for SEAN ROGAN
Executive Director
Secretary –Treasurer

News Articles

Housing Affairs Letter Stories posted week of 5/9/09 - 5/15/09

Assisted Housing

(ASSISTED HOUSING) House To Move On Sec. 8 Reform

A hearing scheduled for May 13 but postponed to accommodate a HUD witness will resume May 21 with its Secy. Shaun Donovan as the lone panelist. Chairwoman Maxine Waters (D-CA) says she will convene a second hearing soon to take testimony from housing authorities, Sec. 8 tenants, housing advocates, and others with an interest in the program.

A draft of the reform details, with a "Section Eight Reform Act of 2009" working title, has been circulated among House lawmakers and a plan drafted within the Obama administration is likely as well. The proposed FY 2010 administration budget outlines the scope of the likely bill as administratively flexible and able to provide incentives and accountability measures to maximize assistance.

Introduced by Waters in the 110th Congress, the Sec. 8 Voucher Reform Act passed the House on July 12, 2007 on a bipartisan vote of 333 to 83. Waters says she plans to introduce her latest version sometime after the hearings and it likely will include elements of the administration's proposal, which Donovan is expected to unveil.

The Senate began to move its reform proposal, S 2684, last year. It was the subject of one hearing but failed to make it to the Senate floor for a vote while Dodd regrouped after his six-month campaign for the presidency.

05/15/2009 1:06 PM

NAHRO Monitor: May 15, 2009

Capital Fund Recovery Grant NOFA Issued

HUD has issued a Notice of Funding Availability (NOFA) for \$995 million in Capital Fund Recovery Competition (CFRC) Grants. The NOFA is available at www.hud.gov/recovery/recovery-comp-grants.pdf. NAHRO members are encouraged to read the NOFA in its entirety. Key elements of the NOFA are summarized below.

The NOFA makes available funding under four categories: (1) improvements addressing the needs of the elderly and/or persons with disabilities; (2) public housing transformation; (3) gap financing for projects that are stalled due to financing issues; and (4) creation of energy efficient, green communities.

Important Dates: For the first three categories, HUD will begin accepting applications on June 1, 2009, and will continue to accept applications until 11:59:59 PM on August 18, 2009. Applications in these categories will be funded on a threshold basis by ordinal (order of receipt), category, and round. All applications received from June 1, 2009, through June 15, 2009, will receive the same Ordinal. HUD may begin to fund new grants starting on June 15, 2009.

For the first three categories, the NOFA establishes multiple rounds of funding. Each successive round lifts funding limits and threshold requirements if there are insufficient applications to consume the available funding.

For the fourth category, the deadline for applications is July 21, 2009. These applications will be rated and ranked. The NOFA removes the funding limits and threshold requirements and continues to award funding in rank order if there are insufficient successful applications to consume the available funding.

For more detailed information, see
www.nahro.org/members/news/2009/090508.cfm

HUD-DOE MOU Addresses Use of Recovery Act Funds for Home Energy Retrofits

HUD and the Department of Energy (DOE) have issued a Memorandum of Understanding (MOU) addressing the coordination of Recovery Act funds for home energy retrofits. The MOU is intended to facilitate the expenditure of Weatherization Assistance Program funds, which are administered through DOE and received a "substantial funding increase [over annually appropriated amounts] under the Recovery Act."

Available at www.hud.gov/recovery/doemoucombined.pdf, the document contains a number of "recitals," followed by the stated purpose of the MOU, which is printed below in its entirety.

"A. HUD has provided and DOE has reviewed the procedures utilized by HUD or its grantees, and owners/agents, for determining the income eligibility for residents of HUD Qualified Housing and the LIHTC projects, respectively.

"B. DOE recognizes that the HUD and LIHTC programs rely on robust procedures to verify participants' income. DOE has determined that these procedures are sufficiently robust to rely on in demonstrating income eligibility requirements of the Weatherization Assistance Program.

"C. HUD will provide DOE with a list of the HUD Qualified Housing projects and the LIHTC projects that, based on HUD data, would meet the income eligibility requirements under the Weatherization Assistance Program.

"D. HUD and DOE will continue to work together to develop guidance for states on evaluating the eligibility of HUD Qualified Housing and LIHTC Housing under the Weatherization Assistance Program.

"E. DOE and HUD intend to provide joint guidance within 60 days of this MOU to all affected entities, including states, local governments, and nonprofit and for-profit partners, describing how these programs can be further aligned.

"F. DOE and HUD also intend to conduct a series of joint forums throughout the country to facilitate implementation of this MOU and educate stakeholders on how to make this MOU operational.

"G. DOE and HUD intend to provide a structure for the necessary technical assistance to assure successful execution, including suggested training, subject matter expertise, and performance measurement.

"H. DOE and HUD agree to work cooperatively to explore more highly leveraged and innovative approaches to weatherizing low-income homes."

The MOU makes clear that both public housing and assisted housing are considered "HUD Qualified Housing" for purposes of the MOU. DOE

and HUD will provide joint guidance to stakeholders within 60 days after the execution of the MOU, and "designated points of contact between the agencies will be determined by mutual agreement of the two agencies within 30 days."

Family Self-Sufficiency Coordinators

For Family Self-Sufficiency coordinators, the 2009 Act provided level funding from FY 2008 enacted levels or \$50 million. HUD officials stated that in FY 2009, funds for FSS coordinators will be provided under a formula rather than through a competitive NOFA. Further guidance regarding the eligibility criteria and application requirements for these funds is pending.

FY 2009 HUD-VASH FUP and Mainstream Vouchers

The 2009 Act also provides funding for incremental vouchers for the Family Unification Program (FUP), HUD-Veterans Affairs Supported Housing (HUD-VASH) and for nonelderly-disabled families, in the amounts of \$20 million, \$75 million, and \$30 million, respectively.

HUD officials stated that sometime in the Spring or Summer of 2009, PHAs will be notified of funding application opportunities for Mainstream vouchers for non-elderly/non-disabled households, and FUP vouchers through the Federal Register rather than through a separate NOFA. NAHRO will inform members as soon as this information appears in the Federal Register.

Remembering Former HUD Secretary Jack Kemp

After a lengthy bout with cancer, former HUD Secretary Jack Kemp passed away on May 2, 2009 at the age of 73. After more than ten years as a professional football player, most notably with the Buffalo Bills, Mr. Kemp was elected to the House of Representatives in 1970, representing western New York until 1988. After failing to win the Republican Party's nomination for President in 1988, Mr. Kemp served as HUD Secretary from 1989-1993 under President George H.W. Bush. A self-described "bleeding-heart conservative," Mr. Kemp was selected as Bob Dole's vice-presidential running mate in 1996. Among the initiatives championed by the former HUD Secretary were Enterprise Zones to revive blighted areas, tenant ownership of Public Housing, HOPE VI, and the creation of Public Housing Resident Management Corporations. During his tenure at HUD, Mr. Kemp proposed more than 50 programs to combat urban blight and homelessness.

"His innovative approach to helping distressed neighborhoods throughout America gave birth to today's empowerment zones," said current HUD Secretary Shaun Donovan in a written statement. "[E]ven after he left HUD, he remained deeply concerned, and worked tirelessly for people and places in need."

Davis-Bacon

Jade Banks, Senior Policy Advisor, HUD/Office of Labor Relations, discussed the requirements specific to Davis-Bacon. Section 1606 of the Recovery Act requires payment of prevailing wages at least weekly. Overtime must be compensated at 1.5 times the regular rate of pay. All construction contractors must prepare and submit a certified payroll for each week on the covered project.

HUD is delegating to grantees all administrative and enforcement responsibilities. So, grantees must first obligate owners to comply. Grantees must also make sure the contract for construction contains wage decision and labor standards clauses. They will also need to monitor compliance and assure that payroll data is accurate; any discrepancies or violations will need to be fully corrected by grantees, including wage restitution. Grantees will also need to maintain all records and submit reports.

For some projects, construction may already have been completed or may be under way. 29 CFR 1.6(g) says that Davis-Bacon must be applied retroactively, but there are opportunities for waivers from the Department of Labor (DOL) for specific circumstances. If construction work is already completed, for example, it is reasonable to expect that Davis-Bacon will not be a factor, even if a request for a waiver must be made to the Department of Labor (DOL). If construction is under way, it is highly probable that D-B would become eligible as of date of approval of funding, not retroactive as of start of construction. If the contract for construction has been signed but construction has not yet begun, the contract will need to be modified, and Davis-Bacon will apply. The Department of Labor will be issuing guidance, and it is expected that this guidance will give Agencies some leeway in making decisions without having to take each request to DOL. There is general guidance on Davis-Bacon and enforcement at HUD's Office of Labor Relations: www.hud.gov/offices/olr.

Housing Affairs Letter Stories posted week of 5/16/09 - 5/22/09



(HEARD AT HUD) Major HUD Policy Shift To Rentals

In a firm break with the Bush administration years, HUD Secy. Shaun Donovan is easing the department's focus from homeownership to rental housing. The shift is seen as an effort to solidify and increase the Sec. 8 housing voucher program, restore emphasis on public housing and consolidate affordable/low-income housing efforts under the aegis of the Nat'l Housing Trust Fund.

Settling into his new job after a three-month whirlwind tour of housing across the country, Donovan says the Bush White House slighted affordable housing options for renters in favor of housing development for homeownership. He calls for a "recommitment" to rental housing at HUD.

In a push toward that end, the HUD budget for FY 2010 calls for an increase of \$1.8 billion to provide enough money to finance 225,000 additional Sec. 8 vouchers. The number has been promoted by senior House Democrats and low-income housing advocates.

The Obama administration's request for, and receipt of \$3.9 billion for public housing capital funding in addition to routine annual appropriations is a major step in the new direction. Not only will it produce thousands of jobs quickly to meet the administration's employment goals, it provides more than 3,000 public housing authorities the financial impetus to make a major dent in the estimated \$22 billion backlog of repairs accelerated by Bush administration annual capital fund cuts or failure to fill the cost-of-living gap.

Nearly \$3 billion is targeted to PHAs based on population and poverty rates, while the remaining \$1 billion will be awarded on a competitive basis. The entire effort aims to focus on improving obsolete public housing, energy efficiency and upgrading housing for elderly and disabled tenants as well as playing catch-up on construction stalled for lack of financing.

On another front, HUD now owns more than 38,000 foreclosed houses that may be earmarked for refurbishment and rental by the department. The portfolio has been acquired over two years as Federal Housing Admin.-backed mortgages defaulted. At its peak, the department acquired about 110,000 houses, spending more than \$12 billion to reimburse lenders. Nearly \$5.5 billion has been recovered, leaving the balance invested in houses where no likely takers are on the horizon.

05/22/2009 1:03 PM

LEAD PAINT) \$2M Verdict In Lead Paint Lawsuit

A Baltimore city jury awards \$2 million to an 18-year-old girl who was the victim of lead poisoning in Maryland. The jury rules that the landlord where she lived during her

first six years failed to properly maintain the property and remove peeling lead paint from the walls.

The lawsuit alleges that Lakia Roberts suffers from severe cognitive deficiencies and has a 10 to 12 point IQ loss from lead poisoning caused by ingesting paint chips and flakes.

Attsgood Realty was found negligent in failure to take steps to reduce the risk of lead poisoning. The real estate firm is ordered to pay \$500,000 in economic damages and \$1.5 million in non-economic damages. But the non-economic damages likely will be reduced to \$350,000 under the state's cap on damages. Therefore, the firm is expected to pay a total judgment of \$850,000.

05/22/2009 12:36 PM

Housing Affairs Letter Stories posted week of 5/23/09 - 5/29/09

Green Housing

(GREEN HOUSING) Partners For Green Economy

Four Cabinet departments link in a Denver gathering to promote new policies, proposals and ideas focusing on promoting job creation in environmentally-friendly categories. Labor Secy. Hilda Solis, HUD Secy. Shaun Donovan, Energy Secy. Steven Chu and Education Secy. Arne Duncan meet as the Middle Class Task Force to push the proposal.

Vice President Joseph Biden unveils the effort and the Labor Dept's allocation of a \$500 million grant to finance it. The money is provided by the American Recovery & Reinvestment Act, the economic stimulus law.

The money will be used to prepare workers for careers in energy efficiency and renewable energy sectors of the economy. The grants will target families in low-income communities with \$50 million to be focused on communities affected by auto industry restructuring.

Donovan tells the gathering much of the emphasis will be placed on public housing tenants who will have easier access to job training programs.

Ultimately, HUD and Labor will have to carve out \$4 billion from their budgets to make public housing more energy efficient. The money will come from the \$787 billion allotted by Congress to stimulate the economy.

05/29/2009 11:51 AM

PUBLIC HOUSING) SEVRA Income Source Eyed

A bill to reform the Sec. 8 housing voucher program could include a provision to require landlords to accept voucher holders by adding lawful income source to fair housing protections. Source of income discrimination is a problem for voucher holders seeking tenancy in units where landlords do not accept such vouchers.

Congressional sources tell *HAL* that senior lawmakers are looking at a mandate in the proposed Sec. 8 Voucher Reform Act (SEVRA), expected to be officially unveiled by mid-June following a second public airing of draft provisions June 4.

Income source has been a prickly issue on a national scale but advocates for voucher holders contend that all landlords should be barred from turning away applicants for housing units under fair housing law provisions. Backers are divided on whether such a ban should be embodied in the Sec. 8 law or Fair Housing Act but they agree a national ban should be enacted.

Now, 12 cities, including Los Angeles, San Francisco, Chicago and Seattle, have enacted ordinances banning income source bias. Eight counties -- most of them

in Maryland (Montgomery, Prince George's, Frederick and Howard) -- have such laws.

Twelve states and the District of Columbia have income source laws, including California, Connecticut, Maine, Massachusetts, Minnesota, New Jersey, North Dakota, Oklahoma, Oregon, Utah, Vermont and Wisconsin.

Federal lawmakers have shied away from tackling the issue, preferring instead to allow local governments to enact laws. But pressure is mounting for a national standard.

Housing Affairs Letter Stories posted week of 5/30/09 - 6/5/09

A Featured Story of the Week

(A FEATURED STORY OF THE WEEK) Solon Rebuffs Tenant Work Idea

Calling HUD's Moving-to-Work (MTW) program a hot-button issue, House housing subcommittee Chairwoman Maxine Waters (D-CA) indicates she is intent on sidestepping the issue while the House deliberates merits of overhauling the Sec. 8 housing voucher law.

Waters and her advocacy ally, the Nat'l Low-Income Housing Coalition, leave no doubt during a hearing on Sec. 8 draft legislation they would like MTW to disappear. But the Omnibus Consolidated Rescissions & Appropriations Act of 1996 calls for adult public housing tenants -- disabled and elderly tenants are exempt -- to work at least part-time to help ease the cost of public housing and to work their way out of the public housing cycle.

MTW was initiated in the Clinton administration to encourage tenants to assemble finances and be in a position to move into independent housing after five years on public subsidies. Thirty public housing authorities (PHAs) were awarded participation in a pilot program but congressional Democrats have fought growth of the program since its inception.

Their opposition is a political power play, congressional sources tell *HAL*. By weaning PHA and Sec. 8 tenants from public subsidies, both programs theoretically remain static, consequently diluting a massive political power base for Democrats who maintain subsidies should be available to all who qualify, thus expanding the power base.

The Bush administration kept the issue in check by minimizing Sec. 8 growth while minimally increasing MTW opportunities. The administration contended that Sec. 8 had become a financial boondoggle consuming almost half of HUD's annual budget (it now amounts to more than 40% of HUD spending).

But the Bush White House offset the MTW effort by starving public housing budgets overall and failing to monitor the work program properly. Consequently, Waters uses a perfunctory HUD 2006 inspector general report (the IG acknowledges the office only looked at a "handful" of agencies to reach its conclusions) as a cudgel to keep its growth in abeyance although she concedes it will be included in the remake of the law.

PHAs, on the other hand, want the legislative shackles removed from MTW. Public housing industry advocates contend that MTW allows PHAs administrative flexibility and reduces red tape.

The proposed Sec. 8 Voucher Reform Act (SEVRA) is expected to be dropped in the legislative hopper soon. It is a mirror of a bill approved by the House 333-83 in the last Congress. Waters wants to increase the number of vouchers by 150,000 a year for five years. A provision would allow voucher-holder eligibility

for housing units financed and built through the new Nat'l Housing Trust Fund.

06/05/2009 12:06 PM

Assisted Housing

(ASSISTED HOUSING) Sec. 8 Scam On Craigslist

Police in Nashville, TN, warn residents to avoid ads posted on the Internet advertising program Craigslist promising Sec. 8 housing vouchers. Victims pay upfront for what amounts to phony vouchers.

A typical scam ad on Craigslist offers Sec. 8 vouchers to pay for rent on specific homes. The advertiser represents himself as an employee of the Metropolitan Development & Housing Agency (MDHA) and collects a deposit on a voucher at a neutral location such as a local hotel.

The phony MDHA worker then hands the prospective voucher holder a set of keys presumably to the advertised house. The keys invariably fail to work and the contact phone number no longer is operational.

06/05/2009 12:37 PM

DISASTERS/STORMS) FEMA Eyes Foreclosed Homes

If the Federal Emergency Management Agency (FEMA) gets its way and banks support the idea, foreclosed houses will become shelters for Florida residents left homeless by a hurricane. The plan would take effect if all available shelters, hotels and other housing options are exhausted.

FEMA says the plan is under study to avoid scattering storm victims around the country. Instead, they would be kept in or close to their communities, provided destruction isn't large scale.

Initially, FEMA would compile a list of available homes. Evacuees would be assigned to the houses, and an independent contractor would be hired to pay rent directly to a bank or the owner of the structure.

06/05/2009 12:12 PM

Public Housing

(PUBLIC HOUSING) Last Public Housing Project Razed

Bulldozers began razing the last traditional housing project in Atlanta this week, eliminating what was considered the largest hotbed of crime in the Georgia capital.

The Atlanta Housing Authority (AHA) relocated 535 families from Bowen Homes, a sprawling complex of two-story, orange duplexes with an elementary school and library which opened in 1964. The families received Sec. 8 vouchers and

they will receive counseling and other assistance for 27 months.

The AHA plans to use the 64 acres to develop a mixed-income neighborhood, a strategy developed by long-time AHA Director Renee Glover. Opponents of Glover's methods have fought for years to retain public housing projects, claiming the dispersal of tenants into mixed-income neighborhoods dilutes the effectiveness of public housing.

But Glover's strategy has been successfully copied by other HOPE VI efforts around the country, including New Orleans and Memphis.

06/05/2009 12:41 PM

Section 8 suspects plead no contest

*This story appeared in the Antelope Valley Press
Tuesday, June 2, 2009.*

By CRAIG CURRIER
Valley Press Staff Writer

LANCASTER - A former Section 8 rental subsidy recipient and her husband pleaded no contest Monday to grand theft charges and were ordered to pay more than \$23,000 in restitution for money given to them over a three-year period by the Housing Authority of the County of Los Angeles.

Yunena Smith, 39, was arrested in April and remained jailed until she was released Monday. She served 34 actual days in county jail and was given credit for an additional 16 days considered "good time/work time," which inmates get for behaving themselves in custody.

Her 58-year-old husband Thomas McGee, like Smith, was put on felony probation. McGee also was ordered to perform 45 days of Caltrans work.

In addition to the \$23,040 restitution payment, Smith and McGee must pay common court fees and fines.

Judge Richard Naranjo warned both that any probation violation would translate into a state prison sentence, as well as that any future petty theft turns into a felony under California's "petty theft with a prior" law.

Deputy District Attorney Steven Heller, who constructed the plea, said making restitution in this case was more important than putting Smith and McGee behind bars.

"Some people might say sending them to prison is better," Heller said. "In my mind, if they're going to make restitution, then that is better since the (Section 8) money came from the taxpayers' pockets."

McGee bought the home in the 5700 block of Saint Laurent Drive, in a neighborhood near Avenue R and 60th Street East, at the end of 2005 or early 2006 and put Smith down as a renter, authorities said. Smith was supposed to pay \$480 a month as her share of the rent, while McGee received \$630 a month from the Housing Authority. Authorities said the two were married in 2008.

While McGee admitted that he now knows what he did was wrong, he said it wasn't until his arrest that he fully understood the trouble he was facing.

"I just wasn't knowledgeable of the Section 8 rules, and I'm sorry for what happened," he said. "I didn't feel I was doing anything wrong. I'm apologetic for causing the people any harm."

Though authorities said they found paperwork at his home linking McGee to one or more music-industry businesses worth as much as \$23 million, McGee said he wasn't a part of any such organization and does not have anywhere near that amount of money.

"I am no \$23-million man," he said. "We're just normal people. There was no intent to defraud the government."

Authorities said Smith left the Palmdale home some time in January following an argument with McGee. She moved into a luxury apartment in Playa del Rey without telling the Housing Authority that she no longer needed the assistance at McGee's home, authorities said.

Smith was unavailable for comment Monday afternoon while court officials processed her release from custody. She was arrested April 29 in Palmdale by deputies of the Partners Against Crime team after authorities learned she had moved back into McGee's home.

Palmdale Sheriff's Sgt. Kyle Bistline said the fight against Section 8 fraud is ongoing, but cases like Smith's and McGee's prove that progress is being made toward protecting the taxpayers' money.

"If (fraud) is happening all over the county ... that's a lot of money," Bistline said. "We're just a small part of the county, but this is part of that money."

Bistline said those who commit the fraud often do not think about it as stealing because they never see any of the cash, as the money goes straight from the government to creditors.

"It's clear in their paperwork," he said. "Bank robbers get less money than this when they commit a crime. People think it's not that big a deal because the government is writing the check."

Section 8 fraud can be reported to the Housing Authority through its Section 8 Fraud hot line at (877) 881-7233 (toll-free in Los Angeles County) or at (323) 838-7724.

ccurrier@avpress.com

16 arrested in alleged public assistance fraud

*This story appeared in the Antelope Valley Press
Friday, June 5, 2009.*

By Valley Press staff and wire services

LOS ANGELES - Sixteen people, 12 from the Antelope Valley, have been arrested since Tuesday throughout Los Angeles County during a sweep into alleged fraud involving public assistance benefits.

The sweep, which sought 23 people, including three others from Lancaster, involved investigators from the district attorney's office and state and federal agencies.

The bulk of the alleged fraud involved In-Home Supportive Services, but also included welfare, Social Security and Section 8 housing payments and benefits.

The Antelope Valley residents were:

Vicke Gale Miles, 55, and Wali Sultan Ansaar, 39, were arrested Tuesday. The Palmdale couple are accused of bilking IHSS of more than \$81,000, Social Security of \$36,000 and Section 8 housing of \$98,000.

Ansaar allegedly used a dead person's identification to collect Section 8 funds for renting his home to his own wife.

Miles was released on bail Thursday afternoon, while Ansaar was being held in lieu of \$277,000 bail.

Nesreen Megrissi, 28, and Ferial Broyles, 50, of Lancaster, accused of bilking IHSS and Social Security of at least \$110,000 by using multiple identities, were arrested Thursday.

Megrissi was being held in lieu of \$155,000 bail and Broyles in lieu of \$230,000.

Tiffany Darby, 33, and Anthony Hensley, 42, of Palmdale, accused of bilking taxpayers out of more than \$190,000, were arrested Thursday.

Darby's bail was set at \$237,000 and Hensley's at \$260,000.

Authorities said 3½ pounds of marijuana and scales, along with cash, were recovered when a warrant was served at their home.

Shanta Renee Brown, 34, and her mother Carolyn Marie Jeter, 50, of Lancaster, accused of stealing \$298,000 through welfare fraud, were arrested Thursday. Brown's bail was set at \$730,000 and Jeter's at \$315,000.

Jeter's arrest was her 12th, according to Los Angeles County Sheriff's Department records.

Nicole Goods, 31, and Arnice Green, 51, of Lancaster, charged with public assistance fraud of \$278,000, also were arrested Thursday.

Goods' bail was set at \$680,634 and Green's at \$680,000.

Tamara Senee Castle, 35, of Lancaster, accused of falsely stating she was employed by a limousine company to qualify for child care subsidies that cost taxpayers \$75,000, was also arrested Thursday.

Her bail was set at \$120,000.

La Baba Day, 34, of Lancaster, charged along with three other Lancaster residents in an alleged fraud authorities say resulted in the loss of more than \$150,000, was arrested Thursday. Her bail was set at \$96,000.

Lucy Trevino, 64, of Monrovia, accused of bilking IHSS out of \$20,000.

Susie Claborn, 73, of Pacoima, accused of using two identifications, including one of a person who was incarcerated, to bill IHSS for more than \$116,000.

Saleshni and Shailendra Prasad, both 42 of Downey. The married couple is accused of operating a limousine business while receiving more than \$68,000 in Medi-Cal and welfare benefits.

A 13th person, La Shon Strong, 44, of Pasadena, surrendered Wednesday in connection with an alleged \$16,000 fraud.

Three other people were expected to surrender and three were still being sought, according to the district attorney's office.

Those arrested could be arraigned as early as today at the downtown Los Angeles courthouse.

"Again we see the truly needy deprived of benefits by the truly greedy," District Attorney Steve Cooley said.

"The perilous financial situation facing so many of our citizens who are losing jobs and homes illustrates the need for assistance.

"These cheats steal from the very programs that might help someone survive through tough economic times."

"This investigation and resulting arrests are an excellent example of the joint effort of the DA, the state and DPSS working collaboratively to prosecute those who abuse the services we provide," said Philip L. Browning, head of the county Department of Public Social Services.

"Program integrity continues to be a cornerstone of the administration of public welfare in the county."

"These fraud sweeps show the effectiveness of a multi-agency approach in aggressively pursuing those individuals that are stealing money not only from the taxpayer, but money intended for those that are in the most need," added David Butler, special agent in charge of the Los Angeles Field Division for the Social Security Administration's office of the inspector general.

Housing Affairs Letter Stories posted week of 6/6/09 - 6/12/09

Assisted Housing

(ASSISTED HOUSING) Thousands Seek Sec. 8 Aid

Birmingham, AL, housing official stage the city's first open enrollment in 2009 for Sec. 8 housing vouchers and a line of more than 1,000 applicants stretch for three blocks through the city.

The Birmingham Housing Authority (BHA) expects to hand out 8,000 applications, and more will be downloaded from the authority's web site. The 2009 estimate is double the number seeking Sec. 8 vouchers in 2008. BHA blames the economic downturn for the surge in applications.

BHA says it will accept the first 2,500 applications it receives

06/12/2009 12:45 PM

Public Housing

(PUBLIC HOUSING) Ex-PHA Tenant Gets Director Nod

Deputy Boston Housing Authority (BHA) Director Bill McGonagle is tapped to head the agency until a permanent director is hired. McGonagle, a former public housing tenant, is one of the principal candidates for the position.

McGonagle, a 30-year BHA employee, succeeds Sandra Henriquez, who was nominated to be assistant secretary for Public & Indian Housing at HUD. Henriquez has been confirmed by the Senate and is in the process of moving from Boston to Washington, DC.

06/12/2009 12:47 PM

Los Angeles Times

<http://www.latimes.com/news/local/la-me-outthere9-2009jun09,0,127664.story?track=rss>

From the Los Angeles Times

OUT THERE

A helping hand on the Venice boardwalk

St. Joseph Center plans to identify the community's 40 most vulnerable people and find stable housing for them.

By Martha Groves

June 9, 2009

One recent afternoon, two outreach workers strolled along Venice's Ocean Front Walk in search of homeless people most in danger of dying on the streets.

Lured in part by their promise of a \$5 McDonald's gift card, Rachel Rochella Lowe, 53, stood by a beach bathroom for several minutes answering questions from Eddie Banda, the stocky, tattooed outreach coordinator for St. Joseph Center.

Had she ever been diagnosed with liver disease, diabetes or cancer? (Yes.) Had she ever abused drugs or alcohol? (Yes.) How often in the last three months had she visited the emergency room? (Maybe 15 times.)

A man named Robert, sitting on a blanket under a palm tree across from diners at the Sidewalk Cafe & Bar, said he had been homeless for less than a year after living at Atascadero State Hospital, which treats criminally mentally ill people.

Throughout Venice, scores of people with similar stories sprawl in alleyways, on blankets under palm trees and near the canals in cardboard boxes. Many are addled by mental illness, drugs or alcohol. Some have life-threatening ailments.

And St. Joseph Center, a Venice-based social service agency that has served poor and homeless individuals for more than 30 years, wants to find them before it's too late.

That is why dozens of volunteers and social workers fanned out for three nights earlier this month to survey the community's street denizens. With a grant from Los Angeles County, the agency plans to crunch the data and identify the 40 most vulnerable individuals. The next step will be to use Section 8 vouchers provided by the Los Angeles Housing Authority to house them and provide supportive services to help them overcome addictions and other physical and mental issues.

The Venice Chronic Homeless Intervention Project is based on a model developed in 2005 by Common Ground, a New York agency that substantially reduced homelessness in Times Square. It follows the successful rollout of similar programs in downtown Los Angeles' skid row and Santa Monica that have housed and treated more than 100 men and women.

In many cities, the "housing first" approach is replacing the previous practice of contacting "as many people as possible to let them know you're there," said Julie DeRose, who directs homeless programs at St. Joseph Center. Experts on homelessness are realizing that it is far easier to resolve addictions and other issues when people accustomed to the harsh life on the streets have a stable place to sleep and shower.

"Project 50 in skid row is a pilot program that has proven to be very successful," said Los Angeles County Supervisor Zev Yaroslavsky, who has committed \$724,000 from his district's funds over the next two years to pay for supportive services for the 40 participants in Venice.

Buoyed by the successes in downtown L.A. and Santa Monica, Yaroslavsky and others are aiming to house 500 long-term homeless people countywide. The program, he said, is expected to reap substantial savings for the county in costs for emergency medical care and incarceration. Once chronically homeless people have a roof over their heads, he said, visits to the emergency room and time in jail plummet.

The overnight surveys in Venice helped put St. Joseph Center personnel in touch with people who had eluded previous outreach efforts.

"I was struck by the depth of the problem and encouraged that we have a program that maybe can make a difference," said Va Lecia Adams, St. Joseph Center's executive director.

Between 3 and 6 a.m. on May 18, 19 and 20, teams of staff members from local nonprofit groups and government agencies, along with community volunteers, visited areas where long-term homeless people tend to sleep. In the most dangerous spots, Los Angeles police officers accompanied the teams.

Using a questionnaire developed by a Boston doctor with expertise in treating homeless people, the volunteers surveyed and photographed more than 200 men and women, asking how long people had been homeless and whether they had been diagnosed with physical or mental illnesses.

The data will ultimately produce a "vulnerability score" that St. Joseph Center will use to identify the 40 most in need -- those on the streets the longest, perhaps, or those with dire ailments, such as the man who must visit a dialysis center every day. Starting July 1 or so, participants will be housed somewhere in the city and provided with intensive services. The agency anticipates that 25 will be housed in the program's first year and 15 in the second.

Naomi Levi, Banda's assistant, said the most vulnerable homeless people tend to be the most resistant to the kinds of services the center provides.

She and Banda were pleasantly surprised by how many people agreed to answer questions, both in the nighttime surveys and on a recent afternoon.

At the boardwalk's edge, a man in a dark hoodie perched cross-legged on a patch of grass. He told Levi that he had recently gotten out of federal prison after serving six years for bank robbery.

Whether he, Robert or Rachel Lowe will rank among Venice's 40 toughest cases remains to be seen.

But some time soon 40 of Venice's most fragile street people will begin moving into apartments and counseling with social workers.

"You can't put a price on taking them off the streets," Yaroslavsky said. "It's the first step toward helping them reclaim their lives."

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REAL ESTATE

Home prices edge up for 1st time in nearly 2 years

The median in May rises 0.8%. It's still half the peak.

PETER Y. HONG

Southern California's median home price rose slightly in May for the first time in nearly two years. But the increase was more reflective of a change in the types of homes sold than an end to falling values, a real estate research firm reported Wednesday.

The \$249,000 median price in May was up less than 1% from April's \$247,000 figure, and marked the fifth-straight month the median has held at roughly \$250,000, according to San Diego-based MDA DataQuick.

The modest rise reflects increasing purchases at the high end of the housing market, where sales have been virtually frozen. For much of the last year, most home sales have occurred in the low end of the housing market, with banks unloading foreclosed properties at deep discounts, dragging the median price down.

Now, more expensive properties are selling, which raises the median, through a market paradox: many of those homes sold after owners cut prices to lure buyers. Still, stirring sales activity at the high end is a sign that the market is crawling toward equilibrium.

"As more sellers get realistic, more buyers get off the fence and more lenders offer reasonable terms for high-end purchase financing, we'll see a more normal share of sales in the more established, higher-cost areas that have been nearly comatose," said John Walsh, president of San Diego-based MDA DataQuick.

A slowly growing number of buyers like Geoff Graham, 40, is changing the mix of homes sold. Graham and his husband, James Tee, 35, bought a new three-bedroom row house in San Diego's Hillcrest neighborhood last month for \$750,000.

The couple had admired the place a year ago but couldn't believe the seller wanted \$995,000. "I thought, 'What a cool place, but who in the world would ever pay so much money for it?'" Graham said.

The answer was no one.

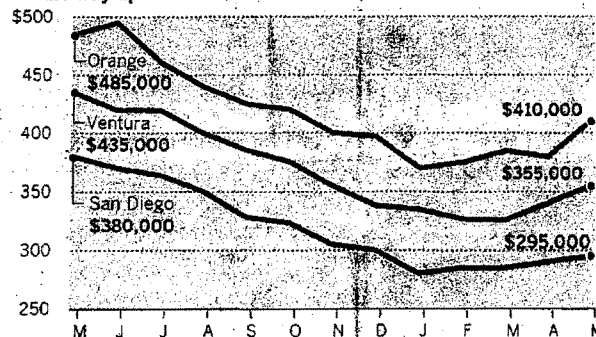
In January, Graham and Tee saw that another row house in the development had sold for \$780,000 and decided that price was within their comfort zone. The \$10,000 state tax credit for new-home purchases also "made us feel a little more comfortable paying that price," Graham said.

Homes priced at \$500,000 and above accounted for 17% of Southland home sales in May,

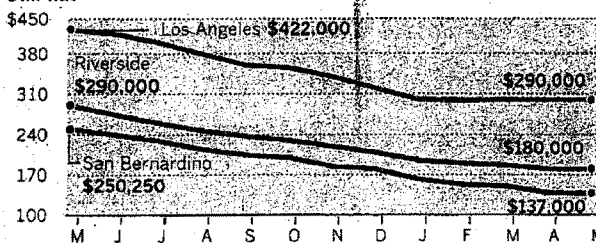
Some counties fare better than others

A look at median home price by county (Scale in thousands)

On the way up



Still flat



Source: MDA DataQuick

up from 15% in April, Data-Quick reported.

The median price is the level at which half of the homes are sold at higher prices and half at lower prices. As higher-priced homes have trickled into the sales mix, foreclosures are less dominant. In May, foreclosed homes accounted for 50% of sales, down from 54% in April and a peak of 57% in February.

The April-to-May Southern California median price increase was the first month-to-month gain since July 2007, when it moved from \$502,000 to \$505,000, which was the market's peak.

May's price was a 51% drop from that peak, and it was down 33% from the May 2008 median price of \$370,000.

Lower prices continued to drive purchases: the 20,775 Southern California homes sold in May was up 1% from April and 23% above the May 2008 sales total.

The housing market "is starting to reach the bottom; prices have reached levels where they make sense again," said Christopher Thornberg, a Los Angeles economist who was an early forecaster of the housing bubble.

"But hitting the bottom is different from coming off the bottom," he said, noting that prices will probably remain low as long as "we still have a massive wave of foreclosures to deal with."

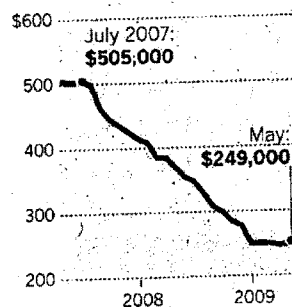
About 150,000 homes in California were in some stage of foreclosure in May, according to ForeclosureRadar, an online seller of default data.

The median price climbed most in the region's more affluent counties. Orange County posted the largest monthly median price increase among the Southern California counties.

Are prices finding bottom?

Median price for Southern California homes

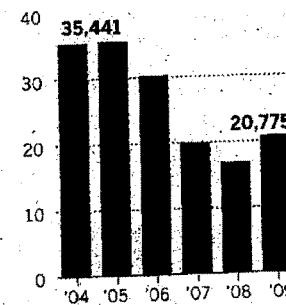
(Scale in thousands)



Source: MDA, DataQuick

Number of homes sold in Southern California in May of each year

(Scale in thousands)



Los Angeles Times

Its \$410,000 median price was up 8% over its April median of \$380,000. Ventura County's median was up 4% in May, to \$355,000 from \$340,000 in April. San Diego also saw a modest 2% price increase in May, to \$295,000 from \$290,000 in April.

Those counties rank first, second and third, respectively, in household income among the six counties, according to the U.S. Census Bureau.

The median home price in May essentially matched April's figure in Los Angeles (\$300,000), Riverside (\$180,000) and San Bernardino (\$137,000) counties.

San Diego County may be a bit ahead of the local housing market curve: Its median sale price peaked at \$517,500 in November 2005. That peak occurred 1½ years before Los Angeles County hit its high median price in May 2007, at

\$550,000, according to Data-Quick.

Those 18 additional months of price declines may have worn down the resistance of some San Diego sellers who until recently had expected to sell properties for near-peak prices. Kris Berg, a San Diego broker who works in the Scripps Ranch community, said homes in her area listed for around \$700,000 are now selling quickly.

Those same homes might have sold for more than \$900,000 at the height of the market, and until recently sellers continued to demand such prices, with few if any takers.

"A year ago, two years ago, so many sellers were still insisting their house was special. Now, the ones who want to sell are getting it; they're pricing their homes more appropriately," Berg said.

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FYI

HOUSING AUTHORITY COUNTY OF LOS ANGELES - CONVENTIONAL AND NON-CONVENTIONAL HOUSING

GROUP NO.	SITE	ADDRESS	NO. OF UNITS	HUD DEV. NO.	PROJECT NUMBER	Year Built	Year Acquired
1	Carmelitos (family)	700 Via Wanda, Long Beach 90805	558	CA16P002001	SS1102	1939	1939
1	Carmelitos (senior)	761 Via Carmelitos, Long Beach 90805	155	CA16P002026	SS1102	1939	1939
Total Unit Count: Carmelitos			713				
2	Harbor Hills (family/senior)	26607 S. Western Ave., Lomita 90717	301	CA16P002002	SS1203	1941	1941
Total Unit Count: Harbor Hills			301				
3	Nueva Maravilla (family/senior)	4919 E. Cesar E. Chavez Ave., Los Angeles 90022	504	CA16P002004	SS1301	1943	1942
Total Unit Count: N. Maravilla			504				
4	West Knoll (senior)	838 West Knoll Ave., West Hollywood 90069	136	CA16P002014	SS3001	1977	1979
4	Palm Apartments (senior)	959 Palm Ave., West Hollywood 90069	127	CA16P002014	SS3002	1978	1979
Total Unit Count: West County 1			263		Admin Project XX0930		
5	Marina Manor I (senior)	3401 Via Dolce, Marina Del Rey 90292	112	CA16P002013	SS3003	1983	1984
5	Marina Manor II (senior)	3405 Via Dolce, Marina Del Rey 90292	71	CA16P002027	SS3003	1983	1984
5	Ocean Park (family/senior)	175 Ocean Park Boulevard, Santa Monica 90405	22	CA16P002018	SS3006	1947	1986
5	Monica Manor (family)	1901-1909 11th Street, Santa Monica 90405	19	CA16P002097	SS3007	1987	1989
Total Unit Count: West County 2			224		Admin Project XX0935		
6	Orchard Arms (senior)	23410-23540 Wiley Canyon Rd., Valencia 91355	183	CA16P002030	SS2001	1980	1980
6	Foothill Villa (senior)	2423 Foothill Boulevard, La Crescenta 91214	62	CA16P002029	SS2002	1981	1982
6	Quartz Hill I (family)	5028 West Avenue L-12, Quartz Hill 93536	20	CA16P002062	SS2003	1984	1984
6	Quartz Hill II (family)	42051 51th Street West, Quartz Hill 93536	20	CA16P002069	SS2003	1984	1984
Total Unit Count: North County			285		Admin Project XX0920		
7	Francisquito Villa (family)	14622 Francisquito Ave., La Puente 91746	89	CA16P002015	SS4002	1979	1980
7	Carmelita Avenue (senior)	354-354 So. Carmelita Ave., Los Angeles, 90063	2	CA16P002091	SS4003	1955	1985
7	McBride Avenue (family)	1229 So. McBride Ave., Los Angeles, 90023	4	CA16P002021	SS4004	1968	1984
7	Williamson Avenue (family)	706-708 1/2 So. Williamson Ave., Los Angeles, 90022	4	CA16P002020	SS4005	1972	1983
7	Triggs Street (family/senior)	4432-4434 1/2 Triggs St., Los Angeles 90023	4	CA16P002097	SS4006	1964	1983
7	Simmons Avenue (family)	927 So. Simmons Ave., Los Angeles, 90022	4	CA16P002021	SS4007	1939	1983
7	4th & Mednick (family)	341 So. Mednick Ave., Los Angeles, 90022	2	CA16P002034	SS4009	1985	1985
7	Arizona & Olympic (family)	1003-1135 So. Arizona Ave., Los Angeles 90022	18	CA16P002048	SS4010	1984	1985
7	Whittier Manor (senior)	11527 Slauson Ave., Whittier 90606	49	CA16P002033	SS4011	1985	1982
7	Herbert Ave (senior)	133 Herbert Ave., Los Angeles 90063	46	CA16P002058	SS4012	1985	1984
7	Sundance Vista (family)	10850 Laurel Ave., Whittier 90605	41	CA16P002156	SS4014	1999	1999
Total Unit Count: East County			263		Admin Project XX0940		
8	El Segundo I (family)	1928/3749 E. El Segundo Blvd., Compton 90222	30	CA16P002023	SS5001	1972	1982
8	South Bay Gardens (seniors)	230 E. 130th St., Los Angeles 90061	100	CA16P002032	SS5002	1982	1983
8	1115-16 W. 90th St. (family)	1115-16 W. 90th St., Los Angeles 90044	18	CA16P002091	SS5005	1970	1984
8	El Segundo II (2140) (family)	2140-2144 1/2 E. El Segundo Blvd., Compton 90222	13	CA16P002052	SS5015	1982	1985
8	El Segundo II (2141) (family)	2141-2145 E. El Segundo Blvd., Compton 90222	5	CA16P002061	SS5015	1985	1985
8	9104-18 S. Bandera St. (family)	9104-18 S. Bandera St., Los Angeles, 90002	8	CA16P002080	SS5016	1983	1983
8	1535 E. 83rd Street (family)	1535 E. 83rd St., Los Angeles 90002	2	CA16P002080	SS5017	1985	1985
8	1615-17 E. 87th Street (family)	1615-17 E. 87th St., Los Angeles 90002	4	CA16P002067	SS5018	1982	1985
8	8739 Beach St. (88th & Beach) (family)	8739 Beach St., Los Angeles 90002	4	CA16P002056	SS5019	1982	1985
8	4212-20 E. Addington Street (family)	4212-20 E. Addington St., Compton 90221	3	CA16P002071	SS5020	1982	1984
8	W. Imperial (family)	1221 & 1309 E. Imperial Hwy., Los Angeles 90044	9	CA16P002132	SS5026	1991	1992
8	Athens (family)	1120 W. 107th St., 1310 W. 110th St., & 11104 S. Normandie Ave., Los Angeles 90044	10	CA16P002127	SS5027	1988	1996
8	1527 E. 84th (family)	1527 E. 84th St., Los Angeles 90001	4	CA16P002107	SS5029	1998	1998
8	Jarvis Avenue (family)	12920 Jarvis Ave., Los Angeles 90061	1	CA16P002107	SS5030	1997	1997
8	Woodcrest I (family)	1239 W. 109th St., Los Angeles 90044	10	CA16P002066	SS5003	1983	1984
8	Woodcrest II (family)	1245 W. 109th St., Los Angeles 90044	10	CA16P002090	SS5003	1983	1984
8	1101-09 W. 91st (family)	1101-09 W. 91st St., Los Angeles 90044	16	CA16P002021	SS5006	1965	1983
8	1232-34 E. 119th (family)	1232-34 E. 119th St., Los Angeles 90059	2	CA16P002021	SS5007	1955	1986
8	1231-33 E. 61st (family)	1231-33 E. 61st St., Los Angeles 90001	6	CA16P002021	SS5008	1961	1983
8	1100 W. 106th Street (family)	1100 W. 106th St., Los Angeles 90044	10	CA16P002021	SS5009	1970	1984
8	1104 W. 106th Street (family)	1104 W. 106th St., Los Angeles 90044	10	CA16P002020	SS5009	1970	1984
8	1320 W. 107th (family)	1320 W. 107th St., Los Angeles 90044	18	CA16P002021	SS5010	1970	1984
8	11431-463 S. Normandie (family)	11431-463 S. Normandie Ave., Los Angeles 90047	28	CA16P002020	SS5011	1970	1984
8	1027-33 W. 90th (family)	1027-33 W. 90th St., Los Angeles 90044	6	CA16P002078	SS5014	1983	1986
8	W. 106th Street & Budlong (family)	1334-38 W. 106th St., 9410 & 11126 Budlong Ave., Los Angeles 90044	11	CA16P002079	SS5021	1983	1985
8	W. 94th & 95th Street (family)	1035-37 1/2 W. 94th St. & 1324 W. 95th St., Los Angeles 90044	8	CA16P002060	SS5022	1983	1985
8	W. 105th & 106th (family)	1336-40 W. 105th St. & 1057 W. 106th St., Los Angeles 90044	13	CA16P002124	SS5024	1991	1991
8	Century Wilton (family)	10025 Wilton Place, Los Angeles 90047	40	CA16P002020	SS5025	1965	1984
8	11248 S. Budlong (family)	11248 S. Budlong, Los Angeles 90044	6	CA16P002138	SS5028	1991	1996
8	1111th & Firmona	11117 & 11119 Firmona Ave., Lennox 90304	2	Pending	SS5031	1967	2008
8	Linsley	4621 & 4625 Linsley St., Compton 90221	2	CA16P002157	SS5032	1967	2008
Total Unit Count: South County			409		Admin Project XX0950		
Total Housing Authority-Owned - Conventional			2,962				
City of Lomita - Conventional	Lomita Manor (senior)	24925 Walnut St., Lomita 90717	78		SS1204	1985	1985
Non-Conventional Housing							
	Kings Road JPA (senior)	800-801 N. Kings Road., West Hollywood 90069	106	122-94014	UU0001	1980	1980
	Lancaster Homes (senior)	711-737 W. Jackman St., Lancaster 93534	120	122-94013	UU0002	1978	1979
	Santa Monica RCHP (family)	1855 9th St., 1450 14th St., & 2006 20th St., Santa Monica 90405	41	80-RHC-008	SS3005	1983	1984
	Villa Nueva RHCP (family)	958-676 S. Ferris Ave., Los Angeles 90022	21	80-RHC-008B	SS4013	1985	1985
	Willowbrook (family)	11718-11740 Willowbrook Ave., Los Angeles 90044	8	CA16-M000-385	SS6001	1975	1990
	Ujima Village (family/senior)	941 E. 126th St., Los Angeles 90059	300	CA16-E000-028	SS8001	1971	1995
Total Number of Units- Non Conventional			596				
Total Number of Units- HM			3,636				

**Modernization Construction Activity to be completed
in FY 2008-09**

- 1 106th Street- Fire damage & rehab
- 2 1101-1104 W. 106th Street - Drainage project
- 3 Arizona & Olympic/-Smoke Detectors
- 4 Carmelitos - Replace interior stair treads
- 5 Carmelitos Senior - Hallway painting and repairing stairs
- 6 Carmelitos Senior - Replace carpet
- 7 Carmelitos-Replace Gas Lines Phase IV
- 8 Foothill Villa - Replace flooring
- 9 Francisquito-Replace carpet
- 10 Francisquito-Replace smoke detectors/exit signs
- 11 Francisquito-Replace windows and blinds
- 12 Harbor Hills - Remodel kitchens Phase I
- 13 Herbert-Fire Alarm
- 14 Herbert-Replace carpet
- 15 Linsley and Firmona - General rehab.
- 16 Marina Manor I & II - Replace elevators
- 17 Marina Manor- Install awnings
- 18 Marina Manor-Replace smoke detectors & exit signs
- 19 McBride-Paint Building exterior
- 20 Ocean Park-Termite Abatement
- 21 Palm-Replace smoke detectors
- 22 Palm-Upgrade Elevator
- 23 Quartz Hill-Replace air conditioners
- 24 Scattered Sites - Replace gates at 13 sites
- 25 South Bay Gardens-Replace Elevator
- 26 SSS-CCTV at 4 sites
- 27 Sundance Vista - Install irrigation and replace rear yard fencing
- 28 Westknoll-Replace smoke detectors
- 29 Whittier Manor - Replace stair treads
- 30 Whittier Manor-Entry Door Replacement

30 Construction Contracts at 33 Housing Developments

**Modernization Construction Activity anticipated to be completed
in FY 2009-10**

- 1 Carmelitos- Parking Lots
- 2 Carmelitos Senior-ADA Kitchen remodels/smoke detectors
- 3 Carmelitos-Raised Garden Beds
- 4 Carmelitos-Resurface Playground
- 5 Foothill Villa-Elevator Upgrade
- 6 Foothill Villa-Replace smoke detectors
- 7 Francisquito Villa - Upgrade elevators
- 8 Harbor Hills - Remodel kitchens Phase II & III
- 9 Harbor Hills-Parking Lots
- 10 Harbor Hills-Resurface Playground
- 11 Herbert - Upgrade elevator
- 12 Lomita Manor-Elevator Upgrade
- 13 Lomita Manor-Replace boilers/trash chutes
- 14 Lomita Manor-Replace roof
- 15 Maravilla (Rosas)- Build Bridges to connect buildings
- 16 Maravilla (Rosas)-Upgrade Elevator
- 17 Maravilla- Parking Lots
- 18 Marina Manor I & II - Replace security gates
- 19 Ocean Park - Replace wall heaters
- 20 Ocean Park-Remodel kitchens/bathrooms
- 21 Ocean Park-Repair Stucco
- 22 Orchard Arms- Replace boilers/copper piping
- 23 Orchard Arms- Smoke detectors
- 24 Orchard Arms-Elevator Upgrade
- 25 Orchard Arms-Repave driveway
- 26 Quartz Hill-Replace water valves
- 27 SSS-Vacant Unit Rehab at 4 sites
- 28 Whittier Manor- Smoke detectors
- 29 Whittier Manor-Elevator Upgrade
- 30 Woodcrest-Replace Roof

Anticipating 30 Construction Contracts at 24 Housing Developments

09-10 Budget_ Construction Projects

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

June 24, 2009

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division *Margarita Lares*

RE: **FSS PROGRAM UPDATE – MAY 2009**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Public Housing residents and Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

FSS Staff continued to move the program forward through the following:

- Recruited 9 new applicants for the program.
- Enrolled 7 new participants from the Family Self Sufficiency Waiting List.
- Received 13 requests to graduate from the Family Self Sufficiency program.
- Attended the monthly partnership meeting and continued to coordinate partnership activities with the Southeast Area Social Services Funding Authority (SASSFA).
- Attended the Spring Southern California Family Self Sufficiency Collaboration Planning Meeting, hosted by the Long Beach Housing Authority. This meeting included an address by Anise Schervish, HUD ROSS Program Manager and a round table discussion of SUPERNOFA 2009, best practices and issues encounter by the various FSS programs of Southern California.
- Disseminated resource information on the WorkSource Network and Adult Education program during recruitment and case management activities.
- Referred 3 participants to job leads, utilizing the FSS employment network job board.
- Referred 4 FSS participants to the SASSFA, HUB Cities, Southeast LA-Crenshaw and L.A. Works WorkSource Centers for job search, training information, seminars, interview techniques and resume writing.
- Provided 2 Money Smart credit repair packets to participants, at their request.
- Provided 3 Money Smart budgeting packets to participants, at their request.

FSS Program Update-May 2009
June 24, 2009
Page 2

- Referred 6 FSS participants to the CDC Home Ownership Program (HOP) per the tenant's request.
- Continued to disseminate information on the Resident Scholarship Opportunity sponsored by the Community Development Foundation.
- Administratively graduated a total of 16 persons in May; increasing total number of graduates to 45 for this fiscal year. Graduation Ceremonies will be scheduled for June.

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:RM:WB:dt

Housing Authority - County of Los Angeles

June 17, 2009

FOR YOUR INFORMATION ONLY

To: Each Supervisor

From: Sean Rogan, Executive Director



SUBJECT: MONTHLY PROGRESS REPORT ON THE SECTION 8 PROGRAM

Board Directives

On March 13, 2007, your Board instructed the Housing Authority of the County of Los Angeles (HACoLA) to submit monthly progress reports to remove the Section 8 Housing Choice Voucher Program from its troubled status under the Section 8 Management Assessment Program (SEMAP). In addition, HUD requested monthly reports to the Board on the Family Self Sufficiency (FSS) Program in reference to our Corrective Action Plan (CAP) for FY 2006-07. On June 17, 2008, your Board requested progress reports in obtaining Veteran Affairs Supportive Housing (VASH) Program vouchers. Most recently, on April 7, 2009, your Board instructed HACoLA to submit monthly reports on the status of delinquent reexaminations, which is included herein.

Corrective Action Plan (CAP) for FYE 2008

HACoLA was rated a standard performer for this period, but is required to submit corrective action items to improve the accuracy and timeliness of annual reexaminations. A response is due to HUD by June 26, 2009.

Corrective Action Plan (CAP) for FYE 2007

HACoLA and HUD finalized a CAP that was approved by your Board on December 16, 2008 with thirty-four (34) PHA strategies. Four monthly submissions addressing all 34 strategies have been sent to HUD. In a letter dated May 15, 2009, HUD indicated that 10 strategies remain open. HACoLA submitted a response on June 15, 2009, addressing all 10 items. Once all the strategies are approved, the Section 8 Program will be removed from its "Troubled" status rating for FYE 2007.

Corrective Action Plan (CAP) for FYE 2006

All CAP items for FYE 2006 have been closed.

Reexaminations

As of June 12, 2009, the HACoLA internal tracking system (Yardi) reflects 1,353 delinquent reexaminations out of 15,307 based on reexaminations that were due within 12 months from that point in time. The 1,353 delinquencies consist of 653 reexaminations to be completed by HACoLA, and 700 to be completed by McKay Management Services (see attached report).

The number of pending reexaminations to be completed is an estimate due to participants being terminated from the program, vouchers porting in and out to other housing authorities, participants in the process of moving from one unit to another, and completed reexaminations during each reporting period.

As of May 31, 2009, the HUD Public Housing Information Center (PIC) reflects 1,104 delinquent reexaminations out of 18,613 active contracts in the system based on a 14-month cycle. The 18,613 reflects all active contracts in the system, regardless of whether a reexamination is due or not. On July 5, 2009, HACoLA will provide the Board recommendations on the annual reexamination process to prevent future backlogs.

OIG Audit on Tenant Eligibility and Annual Reexaminations FY 2005 and 2006

HUD reported that all recommendations related to this audit finding have been satisfactorily closed except for recommendation 1M, repayment of \$1 million. On April 7, 2009, your Board approved the \$1 million three-year repayment agreement and an enabling resolution, payments beginning on April 30, 2009 and ending on January 31, 2012. The second quarterly payment of \$83,333.33 is due July 31, 2009.

HUD OIG Financial Audit for Fiscal Years 2005 and 2006

An OIG financial review began in July 2008, and an audit began in January 2009, for Fiscal Years 2005 and 2006. The OIG final report was issued on April 24, 2009. The report recommended that the Director of HUD's Los Angeles Office of Public Housing require HACoLA to repay the Section 8 Program \$2.9 million from nonfederal funds of the \$5 million in over allocations charged to restricted funds.

The HUD field office responded to the final OIG audit report in a letter dated April 29, 2009, recommending that HACoLA repay the Section 8 program \$2,953,443 from nonfederal funds for over allocations that were charged to the Program.

On June 16, 2009, your Board approved the resolution to repay the entire amount. Repayment by June 30, 2009 will close this finding.

Family Self-Sufficiency (FSS) Program Status

The FSS program helps participating voucher families obtain employment that will lead to economic independence and self-sufficiency. Per HACoLA's internal Yardi system, assigned slots for the FSS Program are for 747 families because 35 of the original 782 families have graduated from the program. We are not required to replace the 35 families. Our internal reporting rate reflects 460 families enrolled out of 747 (61.6% rate), with 148 families (32.2% %) having escrow balances. Escrow accounts are established for families when they earn additional income as a savings to assist them in becoming self-sufficient. Additional earned income is not factored in when calculating their rent contribution. HACoLA is maintaining over a 60% enrollment rate and 30% escrow balances to achieve 8 out of 10 points on this SEMAP indicator. Outreach is being conducted to recruit new Section 8 program participants.

Each Supervisor
June 17, 2009
Page 3 of 3

VASH

Since the last reporting period, the Los Angeles County Department of Military and Veterans Affairs (DMVA) has not made any referrals to the VASH Program. HAcOLA has provided the DMVA with 25 Section 8 Homeless Set-Aside Program vouchers, in addition to the previous 50.

On June 12, 2009, HUD invited HAcOLA to apply for 280 VASH vouchers. HAcOLA responded by submitting an application on June 14, 2009.

Section 8 Call Center

The call center averaged 2,289 calls per week and 9,154 total calls for the period of May 12 through June 9, 2009. The average wait time was 2 minutes, 14 seconds.

Los Angeles Housing Resource Center

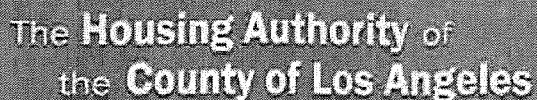
For a 28-day period between May 11 and June 8, 2009, the Los Angeles Housing Resource Center (Socialserve.com) averaged 9,420 total listings; there were 5,748 landlords who provided property listings, and 129,865 housing searches were conducted.

Please contact me if you have any questions or need additional information.

SR:MB:ML:dt

Attachment

c: Lari Sheehan, Deputy Chief Executive Officer
Sachi A. Hamai, Executive Officer/Clerk Board of Supervisors
Each Deputy



6/12/2009 ANNUAL REEXAMINATIONS

	Calendar Month	Prior to April	Apr-09	May-09	Jun-09	Jul-09	
McKay Management							
Anniversary Month	Total Due	Pending	Completed				Totals
June	1,676	700 41.77%	N/A	109	483	384	976
July	1,512	1,052 69.58%	N/A	10	366	84	460
August	2,150	2,029 94.37%	N/A		27	94	121
September	1,551	1,551 100.00%	N/A				0
Total	6,889	5,332 77.40%	N/A	119	876	562	1,557

MAELA

[illegible]

Notes and Descriptions

Anniversary Month	The month in which the recertification is due or 12 months from the previous reexamination.
Total Due	The number or goal to be met for each month as of the date of this report; numbers may change due to terminations and participants moving from one unit to another, voiding the need for the reexamination.
Pending	The number of reexaminations in process (pending receipt or review of documents) as of the date of this report.
Completed	The number of reexaminations that have been completed as of the date of this report.
Total Since April	The number of reexaminations completed by HACoLA staff since the effective date of the McKay contract.



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

June 24, 2009

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD A CONTRACT FOR A RENT COMPARABLES SYSTEM AND RELATED
CONSULTING SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM
(ALL DISTRICTS)**

SUBJECT

This letter recommends award of a contract to Market Vision Partners, LLC, to provide an Internet-based rent comparables system and related consulting services for the Housing Choice Voucher (Section 8) Program.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the award of a rental comparables system and related consulting services contract for the Section 8 Program, as described herein, is not subject to the provisions of the California Environment Quality Act (CEQA) because the activity is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director to execute, implement, and if necessary terminate a one-year contract with Market Vision Partners, LLC for a rent comparables system and related consulting services for the Section 8 Program; and authorize the Executive Director to use for this purpose a total of \$71,500 in Section 8 Administrative Fees allocated by the U.S. Department of Housing and Urban Development and included in the Housing Authority's approved Fiscal Year 2009-2010 annual budget.
3. Recommend that the Board of Commissioners authorize the Executive Director to extend the contract term for a maximum of two years, in one-

year increments, with a three percent annual increase in compensation, using funds to be approved through the annual budget process.

4. Recommend that the Board of Commissioners authorize the Executive Director to amend the contract as necessary and to allow a ten percent contingency as necessary, using funds approved through the annual budget process.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Federal regulations require the Housing Authority to make rent comparable determinations in order to establish the allowable rents that participating owners may reasonably charge Section 8 recipients.

The Housing Authority has successfully contracted with Market Vision Partners, LLC (MVP) to provide a rent comparables system since 2006. MVP's practice of determining comparable rents through continually refreshed market data and a reliable, commonly-accepted statistical methodology have significantly reduced the demands on staff. This allows staff to focus on service delivery to constituent clients.

MVP will conduct research and data collection to maintain a countywide rent comparables database for all neighborhoods. MVP will also perform data entry, data analysis, staff training, and monthly updates to maintain the system's accuracy and reliability.

FISCAL IMPACT/ FINANCING

There is no impact on the County general fund. The Housing Authority will fund the contract with \$71,500 in Fiscal Year 2009-2010 Section 8 Administrative Fees included in the budget for this purpose. The Contract may be extended for an additional two years and the compensation increased by up to three percent for each additional year, using the same source of funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The rent comparables system proposed by MVP meets U.S. Department of Housing and Urban Development (HUD) requirements, as defined in 24 Code of Federal Regulations 982.507 and HUD Notice PIH 2003-12 published May 16, 2003.

The contract has been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

This activity is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it

involves an administrative activity that will not have a physical impact on or results in any physical changes to the environment. The activity is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

On May 4, 2009, a Request for Proposals (RFP) was posted on the Housing Authority and Los Angeles County websites. RFP Notices were mailed to 202 agencies identified from the Housing Authority's vendor list of software developers. Twenty consultants requested and received the solicitation package. As a result, three proposals were received by the deadline of May 22, 2009.

On June 1, 2009, an evaluation panel of Housing Authority staff reviewed and ranked the proposals according to the RFP requirements and Housing Authority policy. The proposals were ranked based on the consultants' background and experience, performance history, financial capability, approach to providing the required services, quality control plan, and costs.

The combined evaluation of the written business proposals and cost proposals using the established evaluation factors determined the final selection that is being recommended for contract award. The Housing Authority received no appeals regarding the recommended award. The Summary of Outreach Activities is provided as Attachment A.

IMPACT ON CURRENT PROJECT

The proposed contract will allow the Housing Authority to continue outsourcing the rent determinations function, which has improved the efficiency and effectiveness of its efforts to comply with HUD rent reasonableness requirements. The proposed contract also frees inspection staff and improves services to both clients and participating housing owners.

Respectfully submitted,


for SEAN ROGAN
Executive Director

Attachment

ATTACHMENT A

Summary of Outreach Activities

Request for Proposals (RFP) for Rent Comparables System for the Housing Choice Voucher (Section 8) Program

On May 4, 2009, the following activities were initiated to identify the most qualified contractor to provide the necessary services for the Section 8 Program.

A. Advertising

On May 4, 2009, the Notice of Request For Proposals (RFP) and complete RFP were posted on the Housing Authority website with a closing date of May 22, 2009. The notice was also posted on the County of Los Angeles Bids and Contracts website during this same timeframe. Firms were asked to download the RFP from the Housing Authority website or request the RFP via email from the procurement coordinator listed in the notice.

B. Distribution of RFP

The Housing Authority's vendor list was used to mail the announcement of the RFP to 208 software development firms. 20 individuals downloaded the solicitation package and the addenda from the Housing Authority website.

C. Request for Proposals (RFP)

On May 22, 2009 a total of three firms submitted business and cost proposals. One statement of No Proposal was received. All three firms which submitted proposals identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women or publicly-owned businesses in which 51 percent of the stock are owned by minorities or women).

D. Review of Proposals

On June 1, 2009, a review panel of Housing Authority professionals evaluated the written proposals of the firms. The panel determined that Market Vision Partners, LLC is the highest ranked proposer that meets the requirements specified in the RFP and Statement of Work and is best qualified to provide the necessary services. MVP's cost proposal for providing a rent comparables system was \$71,500, thus the proposed contract for this amount. The cost proposals for the other two agencies were as follows:

Nan McKay and Associates, Inc.	\$ 69,922
Yardi Systems, Inc.	\$100,395

E. Minority/Women Participation – Firm Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Market Vision Partners, LLC	Woman	Total: 8 0 minority 7 women 0% minority 88% women

F. Minority/Women Participation – Firm Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Nan McKay and Associates, Inc.	Woman	Total: 70 14 minorities 46 women 20% minority 66% women
Yardi Systems, Inc.	Minority	Total: 692 (US Only) 215 minorities 277 women 31% minority 40% women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority. The recommended award of contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.



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**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

June 24, 2009

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**APPROVE CONSTRUCTION CONTRACT FOR EXTERIOR IMPROVEMENTS AT
THE NORMANDIE AVENUE HOUSING DEVELOPMENT IN UNINCORPORATED
WEST ATHENS/WESTMONT (DISTRICT 2)**

SUBJECT

This letter recommends approval of a Construction Contract (Contract) with Color New Co. to replace deteriorated exterior wood trims and fascia boards, patch damaged exterior plaster, paint exterior surfaces of the buildings and complete other associated work for the Normandie Avenue housing development, located at 11431-11463 South Normandie Avenue in unincorporated West Athens/Westmont.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the approval of a Contract for exterior improvements at the Normandie Avenue housing development is exempt from the provisions of the California Environmental Quality Act because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement and if necessary terminate a Contract in the amount of \$63,000 to Color New Co., to complete exterior improvements at the Normandie Avenue housing development, following approval as to form by County Counsel.

3. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract with a total of \$63,000 in Community Development Block Grant funds allocated to the Second Supervisorial District and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$12,600 for unforeseen project costs, using the same source of funds, and following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract to complete exterior improvements at the Normandie Avenue housing development. The building exteriors need new paint, stucco repair, and replacement of fascia boards.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$63,000 in Community Development Block Grant funds allocated to the Second Supervisorial District by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2009-2010 budget. A 20% contingency, in the amount of \$12,600, is also being set aside for unforeseen costs, using the same source of funds.

A 20% contingency is recommended because exterior improvement work often involves damage that extends further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The scope of work for the exterior improvements at the Normandie Avenue housing development includes the replacement of deteriorated wood trims and fascia boards, repair and patching of damaged exterior plaster, painting of exterior surfaces of the buildings and other associated work. The Normandie Avenue housing development was built in 1970 and is comprised of 7 buildings and 28 family units.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Color New Co. will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Housing Authority has selected Color New Co. to complete the exterior improvements. The Contract has been approved as to form by County Counsel and executed by Color New Co.

CONTRACTING PROCESS

On February 19, 2009, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject properties. Invitations for Bids were mailed to all 621 Class B licensed contractors identified from the Housing Authority's vendor list. Advertisements also appeared in eight local newspapers and on the Housing Authority and County WebVen websites. Forty-one bid packages were requested and downloaded from the Housing Authority's website.

On March 12, 2009, fourteen bids were received and formally opened. The two lowest bids, submitted by CMA Construction, Inc. and Ventura Construction Inc., were deemed non-responsive because they did not meet all bid requirements. The third lowest bidder, Color New Co., was determined to be the most responsive and responsible and is being recommended for the Contract award.

The Summary of Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a) (3) (ii), this action is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 because it does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROJECT

The award of the Contract will improve the exterior appearance of the Normandie Avenue housing developments and continue to provide the residents with decent, safe and sanitary living conditions.

Respectfully submitted,


for SEAN ROGAN
Executive Director

Attachments: 2

ATTACHMENT A

Summary of Outreach Activities

11431-11463 S. Normandie Avenue Site Exterior Improvements Project

On February 19, 2009, the following outreach was initiated to identify a contractor for the exterior improvements at the Normandie Avenue housing developments located at 11431-11463 South Normandie Avenue in unincorporated South Los Angeles County.

A. Newspaper Advertising

Announcements appeared in the following eight local newspapers:

Dodge Construction News	Los Angeles Sentinel
Eastern Group Publications	Los Angeles Times
International Daily News	The Daily News
La Opinion	Wave Community Newspapers

An announcement was also posted on the County website.

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 621 Class B licensed contractors, of which 526 identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women, or publicly-owned businesses in which 51 percent of the stock is owned by minorities or women). As a result of the outreach, forty-one bid packages were requested and downloaded from the CDC's Website.

C. Pre-Bid Conference and Site Walk

On February 24, 2009 a mandatory pre-bid conference and site walk was conducted. Twenty firms were in attendance.

D. Bid Results

On March 12, 2009, a total of fourteen bids were received and publicly opened. The bid result was as follows:

<u>Company</u>	<u>Bid Amount</u>
CMA Construction, Inc.	\$ 49,640.00
Ventura Construction, Inc.	\$ 53,000.00
Color New Co.	\$ 63,000.00
Ark Contractor Co.	\$ 67,275.00
Omega Construction Co., Inc.	\$ 67,500.00

ZK Construction	\$ 71,900.00
Corral Construction	\$ 74,408.00
CAS General Contractor	\$ 77,000.00
Bitech Construction Co., Inc.	\$ 79,400.00
Magic Hammer Development, Inc.	\$ 79,500.00
AZ Home, Inc.	\$ 84,510.00
Parrague	\$ 88,200.00
Rafael 26 Construction, Inc.	\$ 95,000.00
HP Builders, Inc.	\$101,629.81

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Color New Co.	Non-Minority	Total: 4 3 Minorities 0 Women 75% Minorities 0% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
CMA Construction, Inc.	Minority	Total: 2 1 Minorities 1 Woman 50% Minorities 50% Women
Ventura Construction Inc.	Non-Minority	Total: 4 0 Minorities 1 Woman 0% Minorities 25% Women
Ark Contractor Co.	Minority	Total: 6 6 Minorities 1 Woman 100% Minorities 16% Women
Omega Construction Co. Inc.	Non-Minority	Total: 5 2 Minorities 1 Woman 40% Minorities

		20% Women
ZK Construction	Non-Minority	Total: 2 0 Minorities 1 Woman 0% Minorities 50% Women
Corral C0nstruction	Minority	Total: 7 7 Minorities 1 Woman 100% Minorities 14% Women
ZK Construction	Minority	Total: 1 1 Minority 0 Women 100% Minorities 0% Women
CAS General Contractor	Minority	Total: 4 4 Minorities 0 Women 100% Minorities 0% Women
Bitech Construction Co., Inc.	Minority	Total: 6 5 Minorities 1 Woman 83% Minorities 16% Women
Magic Hammer Development, Inc.	Minority	Total: 6 4 Minorities 2 Women 66% Minorities 33% Women
AZ Home, Inc.	Non-Minority	Total: 14 8 Minorities 3 Women 57% Minorities 21% Women

Parrague Construction, Inc.	Minority	Total: 4
		4 Minorities
		1 Woman
		100% Minorities
		25% Women
Rafael 26 Construction, Inc.	Non-Minority	Total: NA
		NA Minorities
		NA Women
		NA Minorities
		NA Women
HP Builders, Inc.	Non-Minority	Total: 7
		2 Minorities
		2 Women
		28% Minorities
		28% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Normandie Avenue Site Exterior Improvements
Location: 11431 – 11463 S. Normandie Ave., Los Angeles, CA 90047
Bid Number: CDC09-026
Bid Date: March 12, 2009
Contractor: Color New Co.
Services: Replacement of deteriorated wood trims and fascias boards, patching damaged exterior plaster, painting all exterior surfaces, and including all related work.

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within sixty (60) calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Four Hundred Dollars and Zero Cents (\$400.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Sixty-three Thousand Dollars and Zero Cents (\$63,000)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: \$12,600.00



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

June 24, 2009

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**ADOPT RESOLUTION CERTIFYING CRIME TRACKING FOR THE CONVENTIONAL
PUBLIC HOUSING PROGRAM (ALL DISTRICTS)**

SUBJECT

This letter recommends approval of a resolution certifying that the Housing Authority of the County of Los Angeles (Housing Authority) will track criminal activity at the Conventional Public Housing and Project-Based Section 8 Multifamily housing developments and take related actions to reduce crime.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a resolution, as required by the U.S. Department of Housing and Urban Development, certifying that the Housing Authority will track criminal activity at the Conventional Public Housing Program developments and take related actions to reduce crime.
2. Recommend that the Board of Commissioners find that approval of the resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The U.S. Department of Housing and Urban Development requires that your Board adopt a resolution, attached to this letter, certifying that the Housing Authority will track criminal activity and take other actions to deter crime at its Conventional Public Housing and Project-Based Section 8 Multifamily housing developments.

The resolution details the Housing Authority's current efforts to track crime and cooperate with local law enforcement. The Housing Authority has adopted screening criteria to deny admission to applicants with a history of drug-related or violent crimes. The Housing Authority has also implemented policies to evict tenants who engage in drug-related or violent crimes on or off Housing Authority property. These policies comply with current U.S. Department of Housing and Urban Development regulations.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

County Counsel has approved the attached resolution as to form.

ENVIRONMENTAL DOCUMENTATION

Approval of the resolution is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations § 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activity is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAM

The Housing Authority's crime prevention practices will continue to help ensure a safe and secure environment for resident families.

Respectfully submitted,


for SEAN ROGAN
Executive Director

Attachment

**2009 RESOLUTION OF THE BOARD OF COMMISSIONERS RELATING TO
TRACKING CRIME, SCREENING CRITERIA, AND EVICTION CRITERIA IN
COMPLIANCE WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT REGULATIONS.**

WHEREAS, the Housing Authority of the County of Los Angeles ("Housing Authority") administers the Conventional Public Housing and the Project Based Section 8 Multifamily Housing programs to provide housing for low-income residents of the County of Los Angeles, using funds provided by the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, administration of these housing programs includes screening applicants, tracking criminal activity on site, cooperation with local law enforcement, physical improvements to the properties, and tenant counseling, education and training; and

WHEREAS, in 1991 the Board of Commissioners approved and adopted a policy of zero tolerance for drug-related criminal activity or violent criminal activity by residents, their family members or guests on Housing Authority property; and

WHEREAS, on April 13, 1999, the Board of Commissioners approved a Resolution confirming that the Housing Authority shall track crime, cooperate with local law enforcement, adopt screening criteria to deny applicants who engage in violent criminal activity, drug-related criminal activity or engage in alcohol abuse in a manner that may interfere with other residents, and adopt policies that require the Housing Authority to evict any resident and/or household member for engaging in violent criminal activity on or off the Housing Authority property or engaging in abuse of alcohol in manner that interferes with other residents;

WHEREAS the Housing Authority has continued to track crime, cooperate with local law enforcement, adopt screening criteria to deny applicants who engage in violent criminal activity, drug-related criminal activity or engage in alcohol abuse in a manner that may interfere with other residents, and has amended its policies that require the Housing Authority to evict any resident and/or household member for engaging in drug-related and violent criminal activity on or off the Housing Authority property or engaging in abuse of alcohol in manner that interferes with other residents.

WHEREAS, the Housing Authority has and will continue to track criminal activity, cooperate with local law enforcement, deny applicants who engage in violent criminal activity, drug-related criminal activity or abuse alcohol in a manner that may interfere with other residents, and evict residents and household members who engage in drug-

related and violent criminal activity on or off of Housing Authority property or engage in alcohol abuse in a manner that interferes with other residents in compliance with federal and state laws and HUD regulations.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority hereby determines and resolves as follows:

1. The Housing Authority shall continue to track crime and crime-related problems and report incidents of crime on its properties, when reported to or observed by the Housing Authority, to local law enforcement, and shall cooperate with local law enforcement in tracking such crime and crime-related problems in compliance with federal and state laws and HUD regulations.
2. The Housing Authority shall continue existing agreements with local law enforcement agencies to provide supplement law enforcement and engage in an exchange of information relating to Housing Authority residents as authorized by law.
3. The Housing Authority has revised prior versions of the Admissions and Continuing Occupancy Policies and Standards, where necessary, to provide that applicants for public housing as follows:
 - a. The applicant shall be permanently barred from admission if the applicant or any member of the household is subject to a lifetime sex-offender registration requirement imposed by a sex registration program of any state;
 - b. The applicant shall be permanently barred from admission if any member of the applicant's household has ever been convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of federally assisted housing;
 - c. The applicant shall be denied if he or she has a history of activity involving crimes to persons or property and/or other criminal acts that would adversely affect the health, safety or welfare of other residents or Housing Authority personnel;
 - d. The applicant shall be denied if he or she has a history of being evicted because of drug-related criminal activity, from housing assisted under the U.S. Housing Act of 1937, within three years of

submitting an application, unless the applicant has successfully completed a rehabilitation program approved by the Housing Authority;

- e. The applicant shall be denied if he or she is illegally using a controlled substance; or
- f. The applicant shall be denied if he or she abuses or has a pattern of abusing alcohol in a way that causes behavior that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or Housing Authority personnel unless the applicant has successfully completed a rehabilitation program approved by the Housing Authority.

- 4. The Housing Authority shall continue to revise the Occupancy Policies and Standards and Lease Agreement, where necessary, to provide that the Housing Authority shall evict residents and household members who:
 - a. Engage in conduct that subjects them to a lifetime sex-offender registration requirement imposed by a Sex Registration program of any State;
 - b. Engage in drug-related criminal activity (as defined at Section 6(e) of the 1937 Housing Act (42 U.S.C.A. § 1437d(e)) on or off of Housing Authority property;
 - c. Engage in violent criminal activity on or off the Housing Authority property;
 - d. Engage in criminal activity that threatens the health, safety or right to peaceful enjoyment of the Housing Authority properties by other residents or Housing Authority personnel;
 - e. Engage in the abuse of alcohol in such a way that causes behavior that interferes with the health, safety or right to peaceful enjoyment of the premises by other residents or Housing Authority personnel.
- 5. The Executive Director of the Housing Authority is instructed to submit this 2009 Resolution to HUD, and to take all related actions for continued administration of the Conventional Public Housing Program.

HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

By _____
Chair, Board of Commissioners

ATTEST:

SACHI HAMAI
Executive Officer/Clerk of
The Board of Commissioners

By _____
Deputy

APPROVED AS TO FORM:
ROBERT KALUNIAN
County Counsel

By _____
Deputy

APPROVED BY BOARD ACTION ON _____